

# SITE DEVELOPMENT PLANS FOR THE VILLAGE AT LAUREL AND JACARANDA

## SECTION 35, TOWNSHIP 38 SOUTH RANGE 19 EAST CITY OF VENICE, FLORIDA

**GENERAL NOTES:**

1. **OWNERSHIP AND UNIFIED CONTROL STATEMENT:**  
THE PROPOSED PROJECT IS OWNED BY BORDER AND JACARANDA HOLDINGS, LLC.
2. **CHARACTER AND INTENDED USE STATEMENT:**  
THE PROPOSED USE IS A COMMERCIAL DEVELOPMENT.
3. **MAINTENANCE OF COMMON FACILITIES STATEMENT:**  
THE VILLAGE AT LAUREL AND JACARANDA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ONSITE IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT, PRIVATE UTILITIES, PARKING/ DRIVE AREAS, AND LANDSCAPING.
4. **EXISTING LAND USE:**  
VACANT
5. **ZONING:**  
MILANO PUD; FUTURE LAND USE; MIXED USE RESIDENTIAL (MUR)
6. **FLOOD ZONE:**  
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE X PER FIRM MAP 12115C0244F DATED NOVEMBER 4, 2016.
7. **SITE COVERAGES**  
TOTAL ACREAGE: 10.42 AC  
BUILDINGS: 1.36 AC  
SIDEWALKS: 0.24 AC  
DRIVE/PARKING: 5.56 AC  
GREEN SPACE: 1.85 AC  
FUTURE DEVELOPMENT: 1.41 AC
8. **PARKING CALCULATIONS**  
REQUIRED:  
RETAIL 1/300 = 52882/300 = 177 SPACES  
PROVIDED:  
TOTAL REQUIRED = 177 SPACES  
TOTAL PROVIDED = 343 SPACES  
ACCESSIBLE SPACES REQUIRED = 14  
ACCESSIBLE SPACES PROVIDED = 14
9. **SETBACKS:**  
FRONT YARD: 10' (ALONG JACARANDA BLVD & LAUREL ROAD)  
SIDE YARD: 10' (WEST & SOUTH PROPERTY LINES)
10. **MAXIMUM BUILDING HEIGHT:**  
MAXIMUM BUILDING HEIGHT SHALL BE UP TO 42 FT. PROPOSED MAXIMUM HEIGHT IS 30' 8".
11. **OPEN SPACE**  
OPEN SPACE IS PROVIDED IN THE OVERALL MILANO PUD.
12. **STORMWATER MANAGEMENT:**  
STORMWATER MANAGEMENT FOR SITE SHALL BE PROVIDED IN THE POND TO THE WEST.
13. **REFUSE AND RECYCLABLE NOTE:**  
A TRASH COMPACTOR, TRASH COLLECTION AND RECYCLE AREAS ARE LOCATED ON THE SITE.
14. **UTILITY NOTES:**  
A. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SARASOTA COUNTY STANDARDS.  
B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE UTILITY CODE.  
C. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.  
D. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENGINEER OF RECORD WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.  
E. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE.  
F. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.  
G. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARDS DETAILS.
15. **UTILITY PROVIDERS:**  

WATER	SANITARY SEWER	TELEPHONE
CITY OF VENICE	SARASOTA COUNTY	FRONTIER
1200 WARFIELD AVE.	1001 SARASOTA CENTER BLVD,	1655 US 41 BYPASS S
VENICE, FL 34285	SARASOTA, FL 34240	VENICE, FL 34293
(941) 482-3333	(941) 981-0000	(941) 808-8719
(941) 486-2084 FAX		(952) 952-5793 FAX
16. **CITY OF VENICE REQUIRED NOTES:**  
  1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT.
  2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FOOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
  3. TREE REMOVAL PERMITS MUST BE OBTAINED FROM CITY OF VENICE.
  4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
  5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11 OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
  6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
  7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS FOR WATER AND SARASOTA COUNTY STANDARDS FOR SEWER.
  8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941) 486-2422, FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
17. **VERTICAL DATUM:**  
  - A. ELEVATIONS (IF ANY) REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.A.V.D.) OF 1988. BENCHMARK USED WAS SARASOTA COUNTY BENCHMARK #P-699 WITH A PUBLISHED ELEVATION 14.06'.
  - B. THE VERTICAL CONVERSION FACTOR WOULD BE TO ADD 1.11' TO THE NAVD 88 ELEVATIONS TO GET NAVD 29 ELEVATIONS.

**DEVELOPER:**  
NEAL COMMUNITIES, INC.  
5800 LAKEWOOD RANCH BOULEVARD  
SARSOTA, FLORIDA. 34240  
(941) 328-1037

**SURVEYOR:**  
HAMILTON ENGINEERING AND SURVEYING, LLC.  
3409 W LEMON STREET  
TAMPA, FL. 33609  
(813) 250-3535

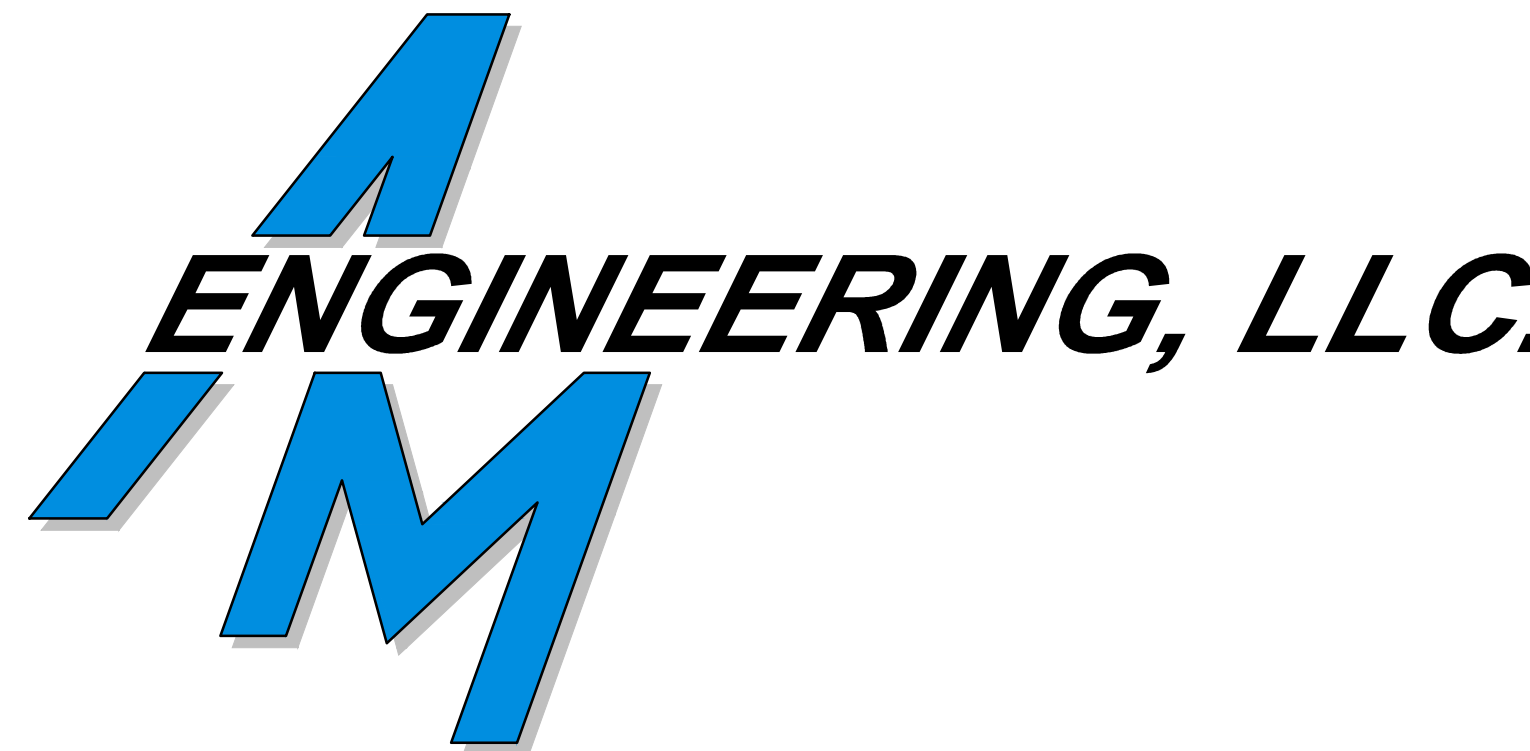
**ENGINEER:**  
AM ENGINEERING, LLC.  
8340 CONSUMER COURT  
SARASOTA, FLORIDA 34240  
(941) 377-9178

CERTIFICATE OF AUTHORIZATION No. 33105  
LICENSED BUSINESS No. 4334

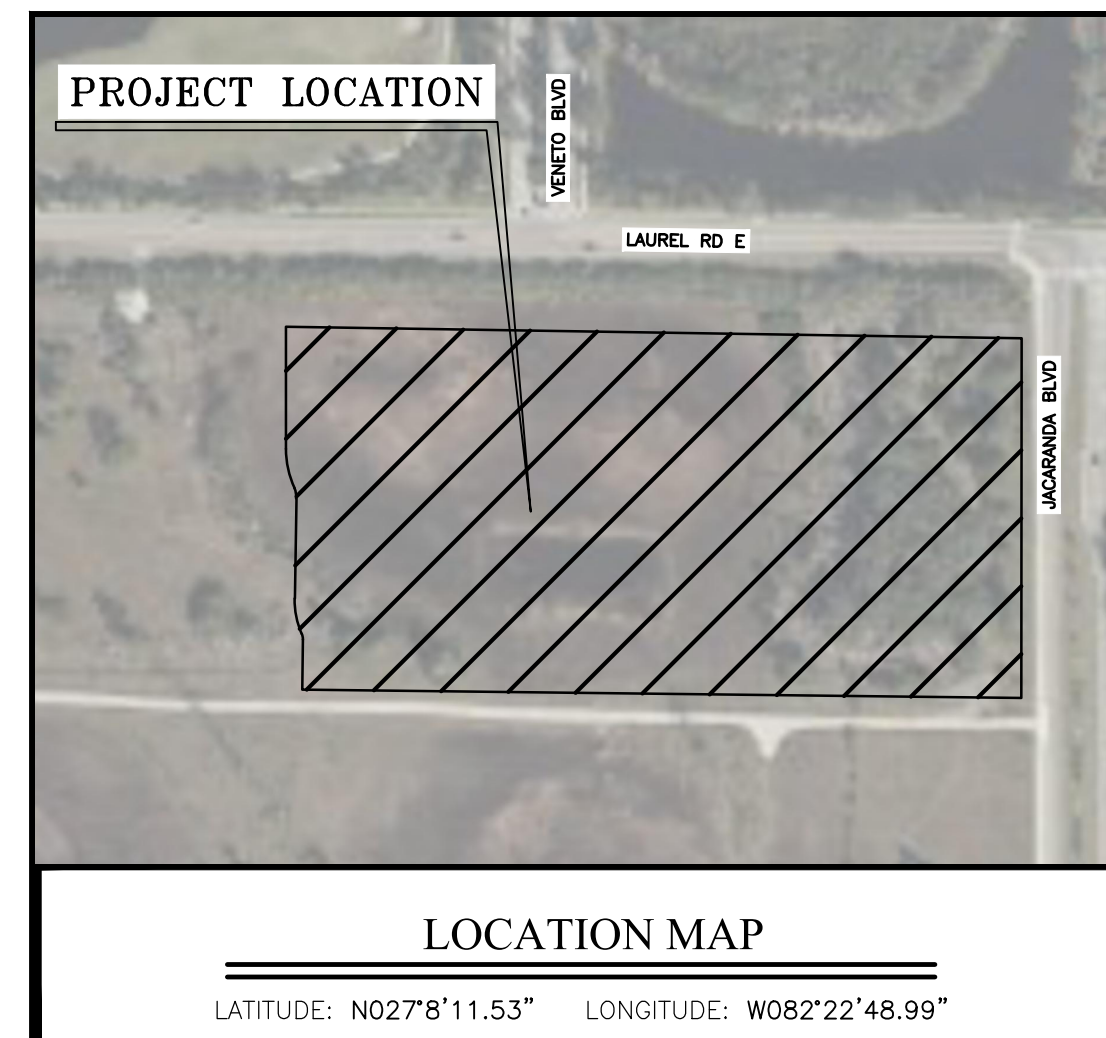
**LANDSCAPE ARCHITECT:**  
STEWART | WASHMUTH | SOLLARS  
LANDSCAPE ARCHITECTURE, INC.  
P.O. BOX 1062  
LITHIA, FLORIDA 33547  
(941) 377-4704  
FLORIDA BOARD CERTIFIED No. LG-0000260

### INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS
3	MASTER SITE PLAN
4	PAVING, GRADING AND DRAINAGE PLAN
5-6	PAVING, GRADING AND DRAINAGE DETAILS
7	STORMWATER POLLUTION PREVENTION PLAN
8	MASTER UTILITY PLAN
9	PLAN & PROFILE KEY SHEET
10-12	PLAN & PROFILE
13-14	LIFT STATION DETAILS
15-16	WATER & SEWER DETAILS



REVISIONS		
BY	DATE	DESCRIPTION
△	3/06/24	CHANGED PER FPL & SWFMD COMMENTS DATED: 10/19/23
△	3/06/24	CHANGED PER CITY OF VENICE COMMENTS DATED: 10/19/23
△	6/12/24	CHANGED PER CITY OF VENICE COMMENTS DATED: 5/01/24



**LEGAL DESCRIPTION (BY SURVEYOR)**

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT 700, CIELO SUBDIVISION AS RECORDED IN PLAT BOOK 53, PAGE 288 OF SARASOTA COUNTY OFFICIAL RECORDS THENCE SOUTH 00°00'06" WEST, A DISTANCE OF 55.04 FEET ALONG THE WEST RIGHT OF WAY LINE OF JACARANDA BOULEVARD TO THE POINT OF BEGINNING THENCE CONTINUE ALONG THE SAID RIGHT OF WAY SOUTH 00°00'06" WEST, 478.24 FEET; THENCE NORTH 89°14'10" WEST, 935.70 FEET; THENCE NORTH 00°45'50" EAST, 72.80 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 17.60 FEET AND WHOSE CHORD BEARS NORTH 11°25'30" WEST, 7.43 FEET; THENCE NORTH 7.49 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'40"; TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 110.67 FEET AND WHOSE CHORD BEARS NORTH 11°23'08" WEST, 46.88 FEET; THENCE NORTH 47.24 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°27'24"; THENCE NORTH 00°50'34" EAST, A DISTANCE OF 130.16 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.19 FEET AND WHOSE CHORD BEARS NORTH 09°09'26" WEST, 13.66 FEET; THENCE NORTH 13.83 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'54"; TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 121.73 FEET AND WHOSE CHORD BEARS NORTH 12°28'38" WEST, 52.33 FEET; THENCE NORTH 52.74 FEET ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 24°49'31"; THENCE NORTH 00°03'52" WEST, A DISTANCE OF 159.00 FEET TO THE SOUTH LINE OF TRACT 700 OF SAID CIELO SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 89°10'25" EAST, 957.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.42 ACRES OR 453,769 SQUARE FEET, MORE OR LESS.

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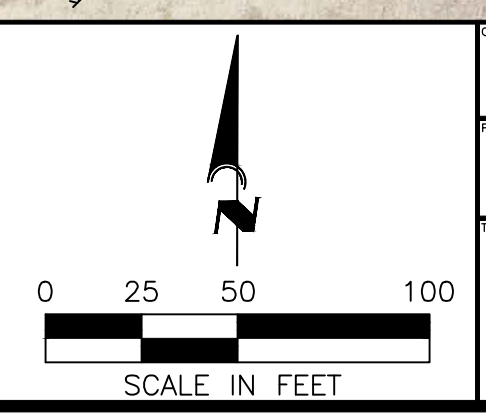
REV. NO.	REV. DATE	REVISION DESCRIPTION	BY	REV. NO.	REV. DATE	REVISION DESCRIPTION	BY
1	3/06/24	REV. PER FPL & SWFWD COMMENTS DATED: 10/19/23	RC				
2	3/06/24	REV. PER CITY OF VENICE COMMENTS DATED: 10/19/23	RC				
3	5/12/24	REV. PER CITY OF VENICE COMMENTS DATED: 5/01/23	RC				

CALL BEFORE YOU DIG!  
 "SUNSHINE STATE ONE-CALL CENTER"  
 1-800-432-4770  
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.  
 DATE: 6/12/24  
 DRAWN BY: RC

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
 Phone: (941) 377-9178 | www.amengfl.com  
 CA #33105 | LB #4334

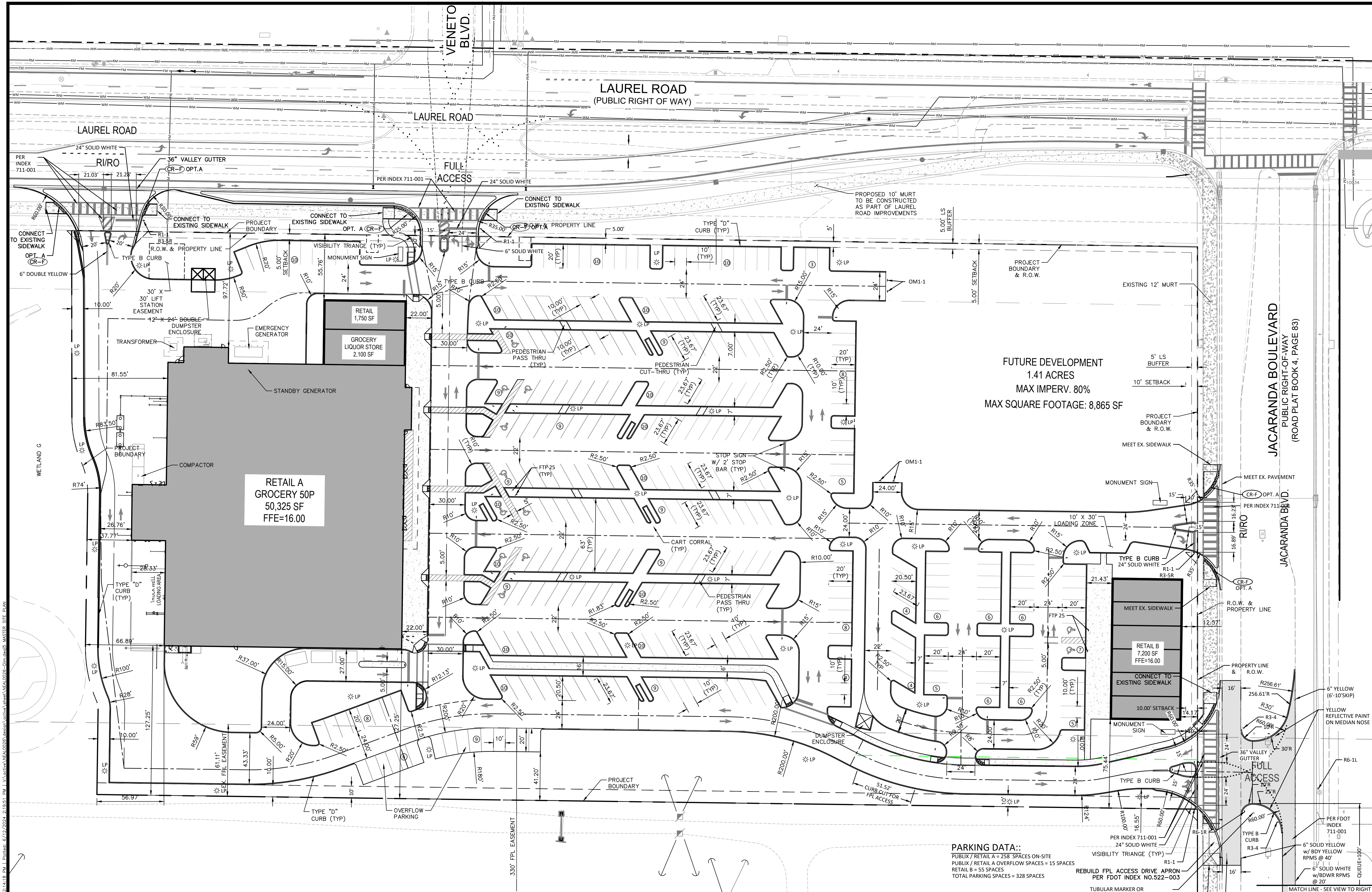


NEAL COMMUNITIES  
 THE VILLAGE AT LAUREL AND JACARANDA  
 EXISTING CONDITIONS

VERTICAL SCALE:	1"=50'
VERTICAL DATUM:	N/A
PROJECT NUMBER:	NAVD 1988
SHEET NUMBER:	NEAL0026
TOTAL SHEETS:	2

D. SHAWN LEINS, P.E.  
 DATE  
 FLORIDA P.E. No. 41078





**LEGEND**

- PROJECT BOUNDARY
- SETBACK
- EASEMENT
- STANDARD DUTY ASPHALT SEE SITE DETAILS
- STANDARD DUTY CONCRETE SEE SITE DETAILS
- HEAVY DUTY CONCRETE SEE SITE DETAILS
- LP LIGHT POLE

NOTE: LOCATIONS OF LIGHT POLES SUBJECT TO CHANGE BASED ON FINAL PHOTOMETRIC PLAN.

C.W. : ALL CROSSWALKS TO BE HEAVY DUTY CONCRETE. ALL CROSSWALK & RAMPS TO MEET ADA SPECIFICATIONS & FOOT INDEX 522-002.

D.W. : DETECTABLE WARNING TO MEET ADA SPECIFICATIONS

S.W.R. (CR-6, 8, 20, 21): SIDEWALK RAMP. ALL SIDEWALK RAMPS TO MEET ADA SPECIFICATION. SEE FOOT INDEX 522-002 FOR CURB RAMP DETAILS.

FTP 25

R1-1

R3-4

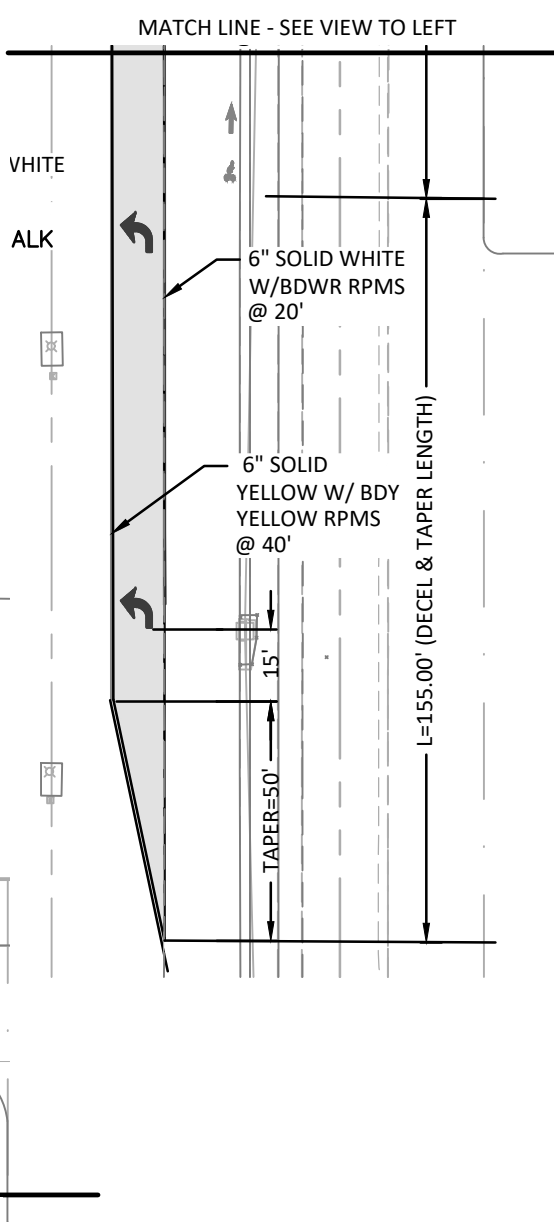
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OM1-1

R6-1L

R6-1R

**PARKING DATA:**  
 PUBLIC / RETAIL A = 258 SPACES ON-SITE  
 PUBLIC / RETAIL A OVERFLOW SPACES = 15 SPACES  
 RETAIL B = 55 SPACES  
 TOTAL PARKING SPACES = 328 SPACES



REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
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3/06/24		REV. PER CITY OF VENICE COMMENTS DATED: 10/19/23	RC				
6/12/24		REV. PER CITY OF VENICE COMMENTS DATED: 5/01/24	RC				

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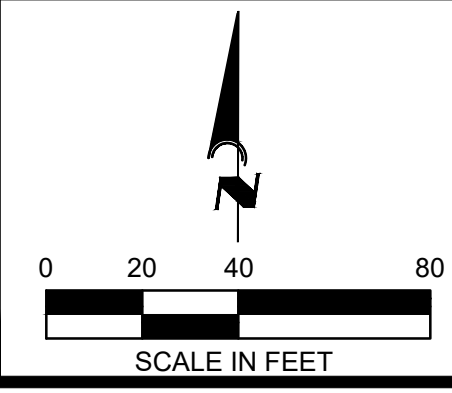
PROJECT: RC

**CONSTRUCTION PLANS**

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 CA #33105 | LB #4334



**NEAL COMMUNITIES, INC.**

THE VILLAGE AT LAUREL AND JACARANDA

MASTER SITE PLAN

1" = 40'

N/A

NAVD 1988

PROJECT NUMBER: NEAL0026

3

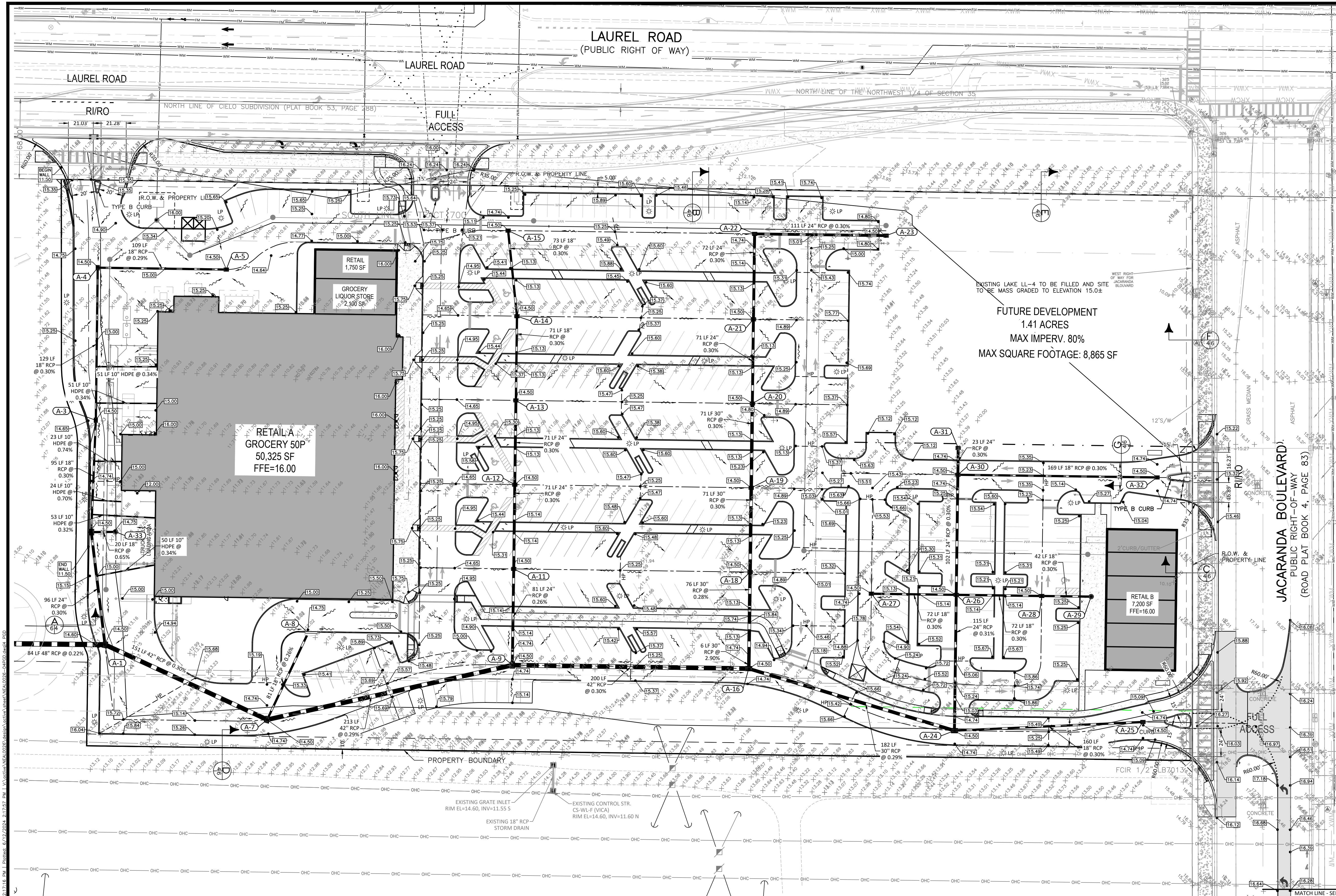
D. SHAWN LEINS

DATE

FLORIDA P.E. No. 41078

© AM Engineering 2024. Sheet: 6/12/2024, 2:14:18 PM. I:\Projects\2024\6122024\21418\1\_VillageAtLaurelAndJacaranda\NEAL0026-003.mxd MASTER SITE PLAN





**Storm**

A-1	FOOT TYPE 'E' INLET TOP = 14.50 SE INV = 7.24 N INV = 7.18 W INV = 7.18	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 9.96 S INV = 9.96
A-3	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 7.75 S INV = 7.75	FOOT TYPE 'C' INLET TOP = 14.22 E INV = 10.17 S INV = 10.17
A-4	FOOT TYPE 'C' INLET TOP = 14.50 E INV = 8.14 S INV = 8.14	FOOT TYPE 'C' INLET TOP = 15.75 W INV = 10.51
A-5	FOOT TYPE 'C' INLET TOP = 14.50 E INV = 8.45 W INV = 8.45	FOOT TYPE 'E' INLET TOP = 14.50 N INV = 9.45 E INV = 9.45 W INV = 9.45
A-6	FOOT TYPE 'C' INLET TOP = 15.72 W INV = 8.79	FOOT TYPE 'C' INLET TOP = 14.50 W INV = 9.93
A-7	FOOT TYPE 'E' INLET TOP = 14.51 E INV = 7.70 NE INV = 7.70 NW INV = 7.70	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 9.80 E INV = 9.80 S INV = 9.80
A-8	FOOT TYPE 'E' INLET TOP = 14.90 SW INV = 7.91	FOOT TYPE 'C' INLET TOP = 14.50 E INV = 10.02
A-9	FOOT TYPE 'E' INLET TOP = 14.50 N INV = 8.50 E INV = 8.32 W INV = 8.32	FOOT TYPE 'C' INLET TOP = 14.96 E INV = 10.02 W INV = 10.02
A-11	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 8.71 S INV = 8.71	STORM MANHOLE TOP = 15.22 W INV = 10.14
A-12	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 8.93 S INV = 8.93	FOOT TYPE 'E' INLET TOP = 14.89 E INV = 10.11 N INV = 10.11 S INV = 10.11
A-13	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 9.14 S INV = 9.14	FOOT TYPE 'C' INLET TOP = 14.50 S INV = 10.17
A-14	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 9.36 S INV = 9.36	FOOT TYPE 'E' INLET TOP = 14.50 W INV = 10.61
A-15	FOOT TYPE 'C' INLET TOP = 14.62 S INV = 9.57	STORM MANHOLE TOP = 14.75 W INV = 7.60
A-16	FOOT TYPE 'E' INLET TOP = 14.57 N INV = 8.92 E INV = 8.92 W INV = 8.92	
A-18	FOOT TYPE 'C' INLET TOP = 14.54 N INV = 9.31 S INV = 9.31	
A-19	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 9.53 S INV = 9.53	
A-20	FOOT TYPE 'C' INLET TOP = 14.50 N INV = 9.74 S INV = 9.74	

3/06/24	REV. PER PPL & SWPMD COMMENTS DATED: 10/19/23	RC
3/06/24	REV. PER CITY OF VENICE COMMENTS DATED: 10/19/23	RC
6/12/24	REV. PER CITY OF VENICE COMMENTS DATED: 5/31/24	RC

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1-800-432-4770

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DATE: 6/12/24

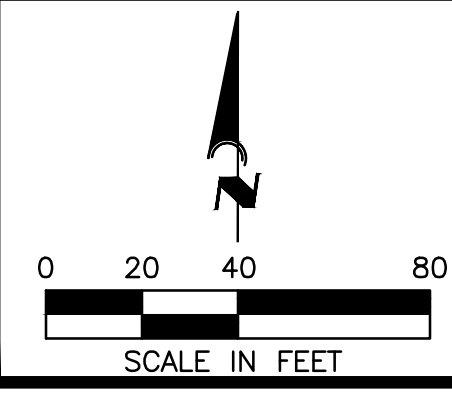
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**CONSTRUCTION PLANS**

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CA #33105 | LB #4334



**NEAL COMMUNITIES**

THE VILLAGE AT LAUREL AND JACARANDA

PAVING, GRADING AND DRAINAGE

PROJECT NO: N/A

DATE: NAVD 1988

PROJECT NUMBER: NEAL0026

PROJECT NUMBER: 4

1" = 40'

D. SHAWN LEINS, P.E.

DATE: FLORIDA P.E. No. 41078

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**TYPE F CURB**  
1. ALL STREETS SHALL HAVE A TWO-FOOT WIDE CONCRETE (3000 PSI @ 28 DAYS WITH FIBER REINFORCEMENT) CURB AND GUTTER. AN MEET OR EXCEED FOOT SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

**MIAMI CURB**

**CURB DETAIL**  
N.T.S.

FOR USE WITH TYPE F CURB

EXISTING OR NEW SIDEWALK

FOR USE WITH TYPE F CURB

SECTION A-A

SECTION B-B

1. ALL CONCRETE RAMPS SHALL BE 4" THICK, INCREASING TO 10" THICK WITHIN 48" OF THE CURB

2. ALL CONNECTIONS TO AN EXISTING SIDEWALK SHALL BE AT AN EXPANSION OR CONTRACTION JOINT

3. THE MINIMUM RAMP SLOPE SHALL BE 1:12 FOR A VERTICAL DISTANCE OF NOT MORE THAN 8 INCHES

4. THE MAXIMUM FINISH SIDEWALK SLOPE SHALL BE 1:20, AND MAXIMUM CROSS SLOPE SHALL BE 2%

5. ALL SIDEWALK RAMPS AND STREET CONNECTIONS WITH THE PUBLIC ROW SHALL HAVE A TACTILE SURFACE

6. TACTILE SURFACES SHALL MEET THE MOST CURRENT AMERICANS WITH DISABILITIES ACT STANDARDS, BE FOOT COMPLIANT AND SHALL BE BROWN IN COLOR

7. ALL MATERIALS & METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FOOT STANDARDS FOR ROAD & BRIDGE CONSTRUCTION. IN ADDITION, CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH A MAXIMUM 4" SLUMP AND FIBER REINFORCEMENT.

**SIDEWALK RAMP DETAIL**  
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>SIDEWALK RAMPS &amp; CURBING</b>	ENG-1

**ROADWAY SECTION DESIGN (MINIMUM THICKNESS)**

STREET CLASSIFICATION	(1) ASPHALT SURFACE:	(2) BASE:	(3) SUB-GRADE:
PRIVATE ACCESSORY & LIGHT UTILITY PARKING	2" TYPE SP-6.5 (INSTALLED AS 1" @ 10" LIFT)	4" 1/2" CTR. CCA	8" MIN. 40 LBR
RESIDENTIAL STREET	2" TYPE SP-6.5	4" 1/2" CTR. CCA	12" MIN. 40 LBR
INDUSTRIAL STREET (PUBLIC/PRIVATE)	2" TYPE SP-12.5 & 1" TYPE FC-6.5	4" 1/2" CTR. CCA	12" MIN. 40 LBR
COLLECTOR / ARTERIAL STREET	2" TYPE SP-12.5 & 1" TYPE FC-6.5	4" 1/2" CTR. CCA	12" MIN. 40 LBR

1. ALL STREETS WITHIN THE CITY LIMITS SHALL MEET THE MINIMUM DESIGN STANDARDS AS ESTABLISHED IN THIS DETAIL

2. ALL INSTALLATION METHODS AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE FOOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

3. CRUSHED CONCRETE AGGREGATE LOCAL MUST HAVE A MAX. LBR 150. SHALL NOT AN ACCEPTABLE BASE MATERIAL.

4. CEMENT TREATED BASE:

a. THE MATERIAL TO BE USED AS THE FILLER AGGREGATE IN CTR. MUST BE LBR TESTED PRIOR TO DESIGN FORMULATION (ACKING CEMENT). THIS MATERIAL MUST ACHIEVE AN IGV VALUE OF 9-100

b. CTR. DESIGN CEMENT SHOULD TARGET RANGE FROM 175 TO 275 PSI ON 7 DAY BREAK. TESTING MUST BE PROVIDED TO VERIFY THE COMPRESSIVE STRENGTH OF THE MIX.

5. ALL GRANULAR COURSES OF ROAD CONSTRUCTION MUST BE COMPACTED TO 98% OF ITS OPTIMAL DENSITY AS PER 1-80 (AMHST). CTR. SHALL BE COMPACTED TO 98% OF ITS OPTIMAL DENSITY (AMHST 1999).

6. ALL MINERAL MATERIALS USED IN CONSTRUCTION OF ROADWAYS MUST MEET THE FOLLOWING CRITERIA:

a. FINES (PASSING # 200 SIEVE) MUST BE LIMITED TO 10% UNLESS OTHERWISE SPECIFIED

b. ORGANICS (LIMITED TO 2% UNLESS OTHERWISE SPECIFIED)

7. SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

8. ALL CITY STREET SIGNS SHALL BE BLUE BACKGROUND WITH WHITE LETTERS AND CONSTRUCTED WITH HIGH INTENSITY REFLECTORIZED MATERIAL. ALL STREET SIGNS SHALL BE 9 INCHES WIDE AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS PRIOR TO INSTALLATION.

9. ALL CURB PADS SHALL MEET THE SAME STRUCTURAL AND COMPACTION STANDARDS AS ROAD SUB GRADE. THESE PADS WILL EXTEND TO AT LEAST 12" BEYOND THE CURB.

10. UNDERDRAINS OR SIDEWALKS MAY BE INCLUDED WHEN THE GROUND WATER LEVELS MAY AFFECT THE STRUCTURAL INTEGRITY OF THE ROAD. THIS DESIGN SHALL BE THE RESPONSIBILITY OF ENGINEER OF RECORD.

11. ANY PROPOSED TRAFFIC CALMING DEVICES MUST BE APPROVED BY THE CITY ENGINEER & FIRE CHIEF.

12. ASPHALT COASERS AND CONCRETE SHALL NOT BE PLACED WHILE RAIN IS FALLING, OR WHEN THERE IS STANDING WATER ON THE SURFACE TO BE COVERED.

13. TACK COAT SHALL BE APPLIED BETWEEN ALL ASPHALT LAYERS.

**TYPICAL ROADWAY SECTION**  
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>TYPICAL ROADWAY SECTION</b>	ENG-3

**RESIDENTIAL DRIVEWAY**

**SECTION A-A**

1. SIDEWALKS AND DRIVEWAYS SHALL BE CONSTRUCTED OF 3000 PSI AT 28 DAYS CONCRETE (MAXIMUM 4" SLUMP) WITH FIBER REINFORCEMENT.

2. ALL SIDEWALKS SHALL BE 4" WIDE AND CONSTRUCTED WITH A MAX. CROSS SLOPE OF 2% AND MAX. FINISH SLOPE OF 2%.

3. CONTRACTION SAW-CUTS SHALL BE CONSTRUCTED EVERY 8 FEET OF SIDEWALK. EXPANSION JOINTS SHALL BE CONSTRUCTED AT 8' INTERVALS.

4. 1/2-INCH THICK ASPHALT FELT OR "PRESSURE TREATED WOOD" SHALL BE PLACED AT EACH EXPANSION JOINT.

5. EXISTING CURB AND GUTTER SHALL BE REMOVED ONLY AT EXPANSION JOINTS.

6. DRIVEWAY WIDTH AND LOCATION SHALL COMPLY WITH ZONING CODES.

7. DRIVEWAY SLOPES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 515.

8. RESIDENTIAL DRIVEWAYS SHALL BE CONSTRUCTED WITH CONCRETE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

**DRIVEWAY & SIDEWALK DETAIL**  
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>TYPICAL DRIVEWAY &amp; SIDEWALK</b>	ENG-4

**ACCESSIBLE & TYPICAL PARKING SPACE DETAIL**  
N.T.S.

1. IF AN ADJACENT SIDEWALK IS A MINIMUM OF SEVEN (7) FEET IN WIDTH AND PROVIDES A 5' INCH CURB, THE SIDEWALK MAY SERVE AS THE WHEEL STOP AND THE STANDARD PARKING SPACE MAY BE 16' DEEP.

2. IF AN ADJACENT LANDSCAPE AREA IS A MINIMUM OF 3' PER ABUTTING PARKING SPACE AND PROTECTED BY CONCRETE CURBING OR WHEEL STOP, 2 FEET OF THE REQUIRED DEPTH MAY ENCRoACH INTO THE LANDSCAPE AREA. THE REQUIRED DEPTH ENCRoACHES INTO THE LANDSCAPE AREA, THE WHEEL STOP MUST BE PLACED AT THE EDGE OF THE PARKING SPACE.

3. ACCESSIBLE PARKING SPACES AND ACCESSIBLE SPACES SHALL BE CONSTRUCTED WITH SURFACE SLOPES NOT TO EXCEED 1:20 (5%) IN ALL DIRECTIONS AND THE GROUND SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT.

4. NO OTHER OTHER THAN WHITE AND BLUE SHALL BE USED FOR PARKING SPACE PAVEMENT MARKINGS.

5. ALL DIMENSIONS SHOWN ARE TO THE CENTERLINE OF PAVEMENT MARKINGS.

6. ALTERNATE DESIGN FOR PARKING STOPS SHALL REQUIRE APPROVAL BY THE CITY ENGINEER.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>ACCESSIBLE &amp; TYPICAL PARKING</b>	ENG-5

**EMERGENCY VEHICLE ACCESS DETAIL**  
N.T.S.

1. ACCESS ROADS SHALL HAVE AN UNSTRUCTURED WIDTH OF NOT LESS THAN 20' AND AN UNSTRUCTURED VERTICAL CLEARANCE OF NOT LESS THAN 10'.

2. ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPROVED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SUITABLE FOR ALL WEATHER DRIVING CAPABILITIES.

3. REQUIREMENTS MAY BE SUBJECT TO CHANGE AS PER UNIFORM FIRE CODE, FLORIDA LATEST EDITION.

4. FIRE LANE SIGNS THAT COMPLY WITH THE REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE MUST BE INSTALLED.

EMERGENCY ACCESS SHALL BE MARKED WITH FREE-STANDING SIGNS WITH THE FOLLOWING:

**NO PARKING FIRE LANE TOW AWAY ZONE**  
F.S. 316-1945

SUCH SIGNS SHALL BE 12 INCHES BY 18 INCHES WITH A WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF 10 FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM PART OF THE SIGN.

THE SIGNS SHALL BE WITHIN SIGHT OF THE TRAFFIC FLOW AND BE A MAXIMUM OF 60 FEET APART.

IT IS IMPERATIVE THAT THIS EMERGENCY ACCESS REMAINS OPEN AT ALL TIMES. IT IS THEREFORE INCUMBENT UPON YOUR STAFF TO NOTIFY THE VENICE POLICE DEPARTMENT ANYTIME A VEHICLE IS BLOCKING THE REQUIRED EMERGENCY ACCESS.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>EMERGENCY VEHICLE ACCESS</b>	ENG-6

**SILT FENCE DETAIL**  
N.T.S.

1. POSTS SHALL BE WOOD (2"x4" OR 2" DIA) OR STEEL (MIN. 1.33 LB/FT).

2. SILT FENCE SHALL BE PLACED PRIOR TO ANY EARTHMOVING, EXCAVATION OR VEGETATION REMOVAL.

3. CONTRACTOR IS RESPONSIBLE FOR MONITORING & MAINTAINING THE SILT FENCE IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT.

4. THE CITY ENGINEER OR HIS DESIGNEE MAY ISSUE A STOP WORK ORDER IN THE EVENT THAT SILT FENCE IS NOT BEING MAINTAINED OR IF SEDIMENT IS MIGRATING OFF-SITE.

**SILT FENCE & CONSTRUCTION EXIT DETAIL**  
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>SILT FENCE &amp; CONSTRUCTION EXIT</b>	ENG-7

**BRICK PAVER INSTALLATION DETAIL**  
N.T.S.

1. 4" POURED CONCRETE 3000 PSI @ 28 DAYS OR COMPACTED OCA BASE FOR SIDEWALK.

2. 6" POURED CONCRETE 3000 PSI @ 28 DAYS OR COMPACTED OCA BASE FOR DRIVEWAY.

3. 1" MIN. TO 1 1/2" MAX. SAND BEDDING.

4. 6" POURED CONCRETE BOND BAND SHALL BE INSTALLED WHERE CURB IS NOT PRESENT WITH 3/4" REVEAL AT EDGE OF TRAVEL WAY.

5. 6" POURED CONCRETE BOND BAND SHALL BE INSTALLED ON ALL OUTSIDE EDGES WHERE NO EXISTING OR NEW SOLID STRUCTURE IS PRESENT TO HOLD PAVERS IN PLACE.

6. ALL PAVEMENT WITH TRAFFIC AREAS MUST BE TRAFFIC BEARING.

7. A RIGHT OF WAY USE PERMIT AND APPROVED LICENSE AGREEMENT MUST BE OBTAINED IF PAVERS ARE TO BE INSTALLED IN CITY RIGHT OF WAY.

8. ACCORDING TO ENCL. A WHERE SIDEWALKS DO NOT CURRENTLY EXIST, PAVED DRIVEWAYS SHALL PROVIDE A FLAT 5 FT. WIDE SECTION BEGINNING AT 17' INSIDE THE PUBLIC ROW LINE FOR AS A FUTURE SIGNAL CONNECTION. THIS SECTION SHALL BE CONCRETE ACCORDING TO ENCL. A UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

**PERVIOUS CONCRETE PAVEMENT DETAIL**  
N.T.S.

1. FOR USE IN PARKING AREAS AND LOW VOLUME ACCESSWAYS ONLY.

2. ENGINEER OF RECORD SHALL SUBMIT PERVIOUS PAVEMENT DESIGN AND SPECIFICATIONS BASED ON THE SITE SPECIFIC SOIL CONDITIONS, STORMWATER STORAGE REQUIREMENTS AND THE ANTICIPATED TRAFFIC LOADINGS.

3. PERVIOUS CONTRACTORS SHALL BE NIMCA CERTIFIED CRAFTSMEN.

4. PERVIOUS PRODUCERS/SUPPLIERS AND TESTING FIRMS SHALL USE NIMCA CERTIFIED TECHNICIANS.

5. PERVIOUS ASPHALT MAY BE USED AS AN ALTERNATIVE MATERIAL AS DESIGNED BY THE EOR.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>BRICK PAVERS &amp; PERVIOUS CONCRETE</b>	ENG-8

**TYPE "D" CURB DETAIL**  
N.T.S.

1/4" HEX LAG SCREW W/ 1/2" FLAT WASHER

A 6"x6" YELLOW REFLECTOR SHALL BE PLACED ON EVERY THIRD BOLLARD, WITHIN 1 FT OF THE TOP OF BOLLARD.

6"x6" BOLLARD @ 6' O.C.

FINISHED GRADE

**BOLLARD DETAIL**

CURB SHALL BE POURED IN ONE HOMOGENEOUS/MONOLITHIC POUR. FOR CURB, GUTTER AND CURB AND GUTTER PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.) PER FDOT INDEX 300. CURB, GUTTER AND CURB AND GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE SECTION 520 OF THE FDOT "STANDARD SPECIFICATIONS", INDEX NO. 300 OF THE "ROADWAY AND TRAFFIC DESIGN STANDARDS". FOR ADDITIONAL DETAILS, REFER TO FDOT.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>TYPICAL DRIVEWAY &amp; SIDEWALK</b>	ENG-4

**JUNCTION MANHOLE DETAIL**

ALL INVERTS TO BE POURED CONCRETE IN DRAINAGE STRUCTURES ALL DRAINAGE STRUCTURES SHALL HAVE PAVED INVERTS. ALL ROADWAY CONCRETE TO BE 3000 PSI.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>TYPICAL DRIVEWAY &amp; SIDEWALK</b>	ENG-4

**HANDICAP PARKING SIGN**  
N.T.S.

6" WHITE STRIPE SPACED 3.5' APART

FASTENED WITH ACORN NUT

5200.00 FINE F.S. 318.18

GALVANIZED BREAKAWAY STEEL U POST

**HANDICAP STRIPING DETAIL**  
N.T.S.

STRIPING, SPACING, AND CURB RAMPS SHALL COMPLY WITH THE LATEST STATE OF FLORIDA ACCESSIBILITY CODE & FOOT STANDARD INDEX 711

NOTE: ALL SIGNS TO USE ACORN BOLTS.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>EMERGENCY VEHICLE ACCESS</b>	ENG-6

**SECTION THRU WHEEL STOP**  
N.T.S.

2 1/4" x 6" x 12" (ONE) #4 REBAR

5/8" OR 3/4" DIAMETER HOLES

1/2" DIA. MINIMUM 18" LONG, GALVANIZED CARRIAGE BOLT (INSTEAD OF REBAR)

**CONCRETE WHEEL STOP DETAIL**  
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>SILT FENCE &amp; CONSTRUCTION EXIT</b>	ENG-7

**TYPICAL PARKING SPACE**  
N.T.S.

9'-0" WIDE TYPICAL PARKING SPACE

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>BRICK PAVERS &amp; PERVIOUS CONCRETE</b>	ENG-8

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770

THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

DATE: 06/12/24

DESIGNER: AM ENGINEERING, LLC.

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengfl.com  
CA #33105 | LB #4334

**\* STORM SEWER INLET DIMENSION SCHEDULE:**

INSIDE WIDTH	C	D	F	G
1	3'-0"	4'-0"	4'-0"	5'-0"
2	3'-6"	4'-6"	4'-0"	5'-0"
3	4'-0"	5'-0"	4'-0"	5'-0"
4	4'-0"	5'-0"	5'-0"	6'-0"
5	4'-0"	5'-0"	6'-0"	7'-0"
6	4'-0"	5'-0"	7'-0"	8'-0"
7	4'-0"	5'-0"	8'-0"	9'-0"
8	5'-0"	6'-0"	5'-0"	6'-0"
9	5'-0"	6'-0"	6'-0"	7'-0"
10	6'-0"	7'-0"	6'-0"	7'-0"
11	6'-0"	7'-0"	7'-0"	8'-0"
12	6'-0"	7'-0"	8'-0"	9'-0"
13	7'-0"	8'-0"	7'-0"	8'-0"
14	7'-0"	8'-0"	8'-0"	9'-0"
15	8'-0"	9'-0"	8'-0"	9'-0"

**HANDICAP STRIPING DETAIL**  
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34202 (941) 486-2626	ENGINEERING	DATE JAN 2024
SHEET NO.		<b>EMERGENCY VEHICLE ACCESS</b>	ENG-6

6/12/24 REV. PER CITY OF VENICE COMMENTS DATED: 5/01/24 RC

CONSTRUCTION PLANS

NEAL COMMUNITIES, INC.

THE VILLAGE AT LAUREL AND JACARANDA

PAVING, GRADING, & DRAINAGE DETAILS

1" = 40'

NAVD 1988

NEAL0026

5

D. SHAWN LEINS

DATE

FLORIDA P.E. No. 41078



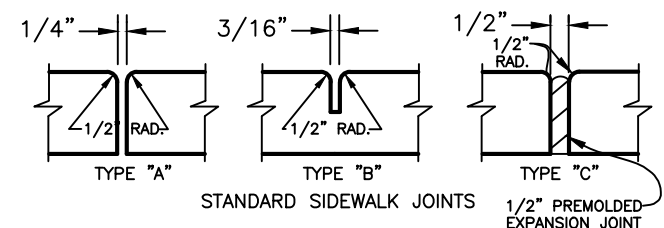
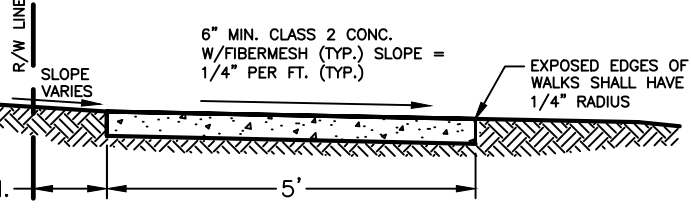


TABLE OF SIDEWALK JOINTS		TABLE OF SIDEWALK THICKNESS	
TYPE	LOCATION	THICKNESS	LOCATION
1	ALL AND P.S. OF CURBS AND NEW DRIVEWAYS	4"	RESIDENTIAL AREAS
2	ALL DRIVEWAYS	4"	ALL DRIVEWAYS AND DRIVE AREAS
3	ALL DRIVEWAYS AND DRIVE AREAS	4"	ALL DRIVEWAYS AND DRIVE AREAS

- SIDEWALK NOTES:**
- INSURE OFFSET FROM PROPERTY LINES MEET WITH THE APPROVED PLAN.
  - THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS.
  - CONSTRUCTION JOINT CONSTRUCTION SECTIONS NOT TO BE LESS THAN 4 FEET OR MORE THAN 10 FEET LONG.
  - EXPANSION MATERIAL TO BE PLACED AT ALL DRIVEWAYS AND SIDEWALK INTERSECTIONS AND WHEN OPERATIONS CEASE FOR ANY CONSIDERABLE TIME, SIDEWALKS SHALL HAVE EXPANSION JOINTS AT A MAXIMUM OF 100 FEET.
  - THE WIDTH OF THE SIDEWALK SHALL BE NO MORE THAN ONE QUARTER INCH PER FOOT TOWARDS THE ROAD, OR AS THE APPROVED PLAN SHOWS. THE INCHES WILL NOT BE GREATER THAN 1/2".
  - SIDE SLOPES ADJACENT TO SIDEWALKS SHALL NOT EXCEED 4:1.
  - SOIL SHALL BE PLACED WITHIN THE CURB RIGHT-OF-WAY FROM BACK OF CURB TO THE FACE OF THE SIDEWALK.
  - ALL ORGANIC MATERIAL AND DEBRIS SHALL BE REMOVED, AREA GRADED AND COMPACTED PRIOR TO CONCRETE PLACEMENT.



ALL CONCRETE SIDEWALK SHALL HAVE ROCK SALT FINISH  
SEE FOOT INDEX #304 FOR SIDEWALK/CURB TRANSITION W/HANDICAP ACCESSIBILITY

**STANDARD SIDEWALK DETAIL**  
NTS

**GENERAL NOTES:**

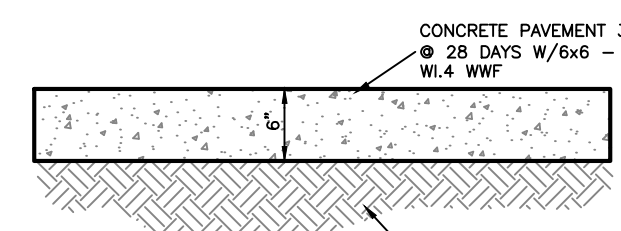
ALL SIDEWALKS, CURB, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE.

SIDEWALKS SHALL HAVE A HANDICAP RAMP WITH TACTILE SURFACE AND CURB TRANSITION PER FDOT INDEX #304 AND CITY OF VENICE REQUIREMENTS

SEE CITY OF VENICE DETAIL SHEET #PS-1 FOR SIDEWALK DETAILS

ALL PRIVATELY MAINTAINED ROAD SIGNAGE AND STRIPING SHALL BE CONSISTENT WITH ALL PROVISIONS OF THE MOST RECENT EDITION OF THE MUTCD, INCLUDING SIGN RETROREFLECTIVITY, DESIGN, PLACEMENT AND USE.

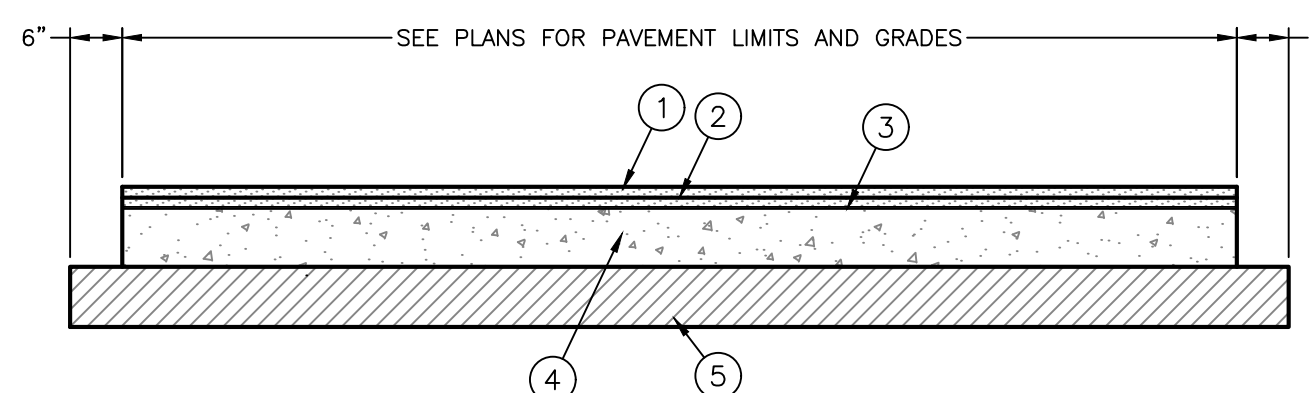
FOR ON SITE STRIPING DETAILS PLEASE SEE FDOT INDEX 17346. (CROSSWALK, WHITE STOP BAR, AND ENTRANCE LANE STRIPING)



**NOTE:**  
CONTRACTOR TO SUBMIT PLAN SHOWING PROPOSED CONSTRUCTION AND SAVED JOINTS FOR CONCRETE PAVEMENT TO ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

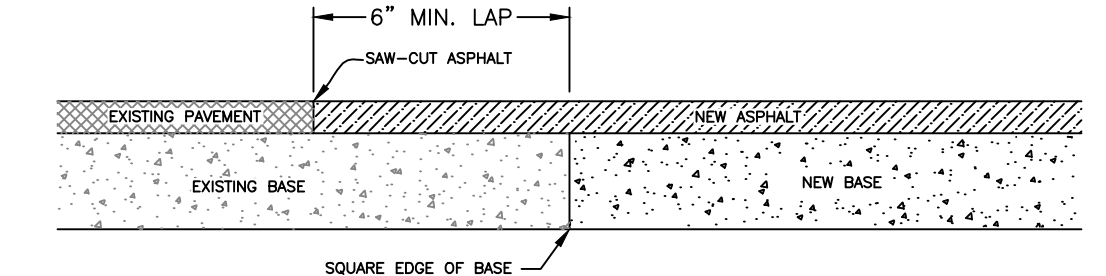
**CONCRETE PAVEMENT DETAIL**  
NTS

- ASPHALTIC CONCRETE STRUCTURAL SURFACE, 1" THICK, TYPE S-3 (SCTP-331) OR SP-9.5 - LIFT 2
- ASPHALTIC CONCRETE STRUCTURAL SURFACE, 1" THICK, TYPE S-3 (SCTP-331) OR SP-9.5 - LIFT 1
- BITUMINOUS PRIME COAT
- BASE ALTERNATES - 8" THICK CRUSHED CONCRETE (MINIMUM LBR 100) (SCTP-204) OR 8" CEMENT STABILIZED BASE (SCTP-265)
- STABILIZED SUBGRADE - 10" THICK (MINIMUM LBR 40) (SCTP-160) COMPACTED TO 98% DENSITY, AASHTO T-160, MODIFIED PROCTOR. SUBGRADE SHALL BE FIRM AND UNYIELDING AND CONTAIN NO ORGANIC MATERIAL IN THE TOP 6"

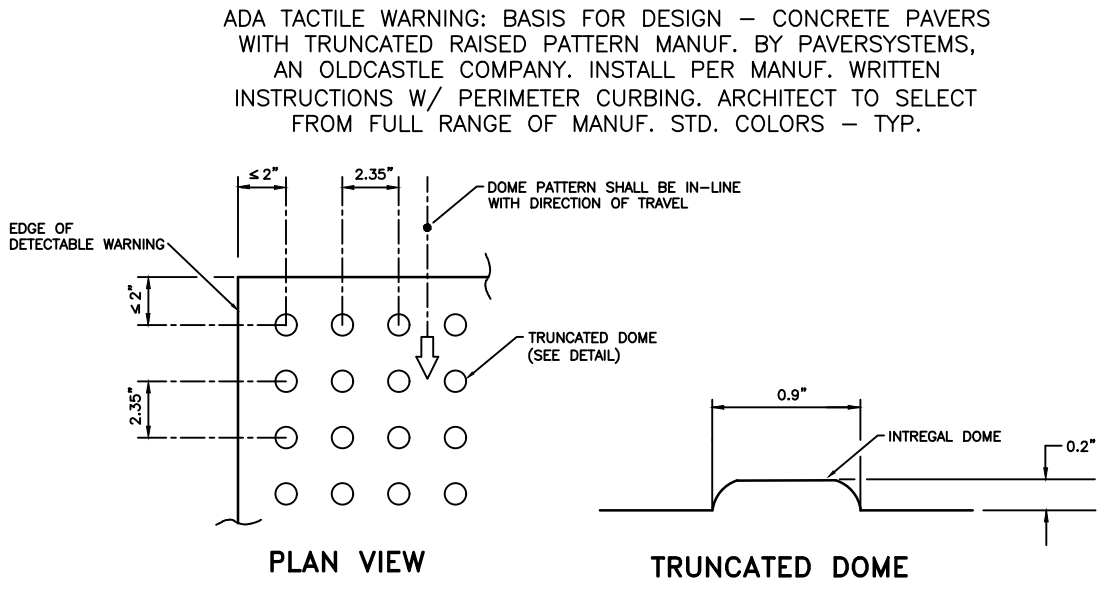


- PAVEMENT NOTES**
- THE ENGINEER OF RECORD HAS DETERMINED THAT THE SUB-BASE, BASE AND SURFACE COURSE COURSE SPECIFIED FOR ON-SITE PAVING IS SATISFACTORY FOR THE USE INTENDED.
  - ALL PAVEMENT MARKINGS SHALL BE "ALLOY THERMOPLASTIC" 90 MILS IN THICKNESS, EXCEPT FOR STRIPING OF PARKING SPACES WHICH SHALL BE PAINTED.
  - A TWO FOOT WIDE STRIP OF SOO IS TO BE PROVIDED BEHIND ALL CURBS AND PAVEMENT EDGES, SOO OR GRASSING/MULCHING SHALL BE PROVIDED FOR ALL OTHER OPEN AREAS UNLESS NOTED OTHERWISE ON LANDSCAPE PLANS.

**ASPHALT PAVEMENT DETAIL**  
NTS

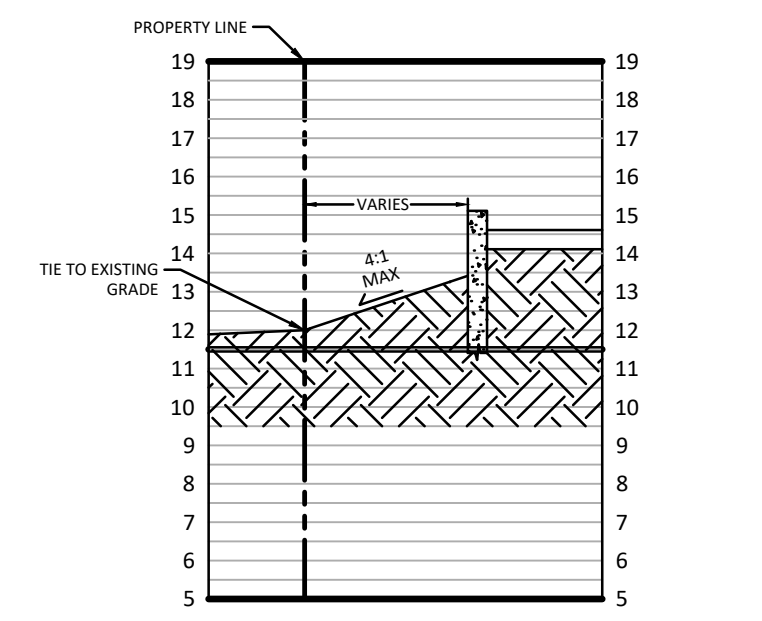


**CONNECTION OF EXISTING PAVEMENT TO PROPOSED NEW PAVEMENT**  
NTS

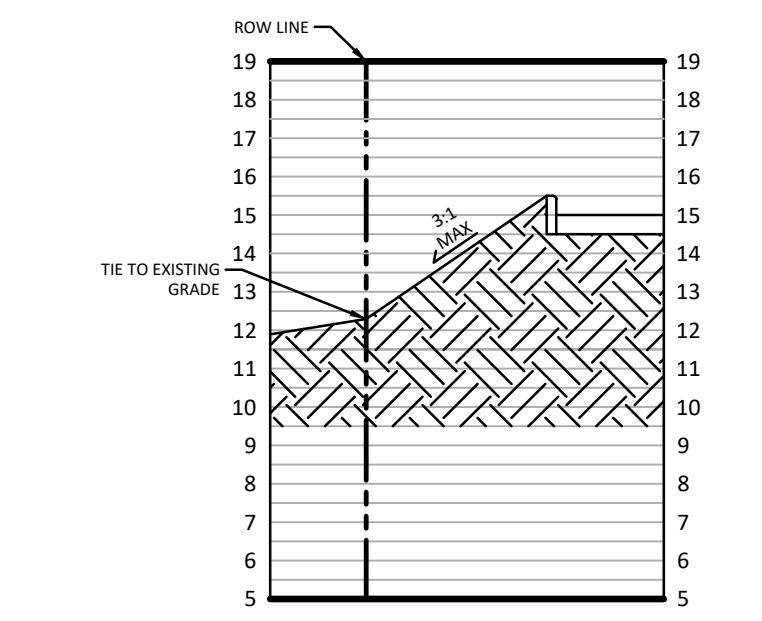


ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" (610 mm) FROM THE BACK OF CURB.

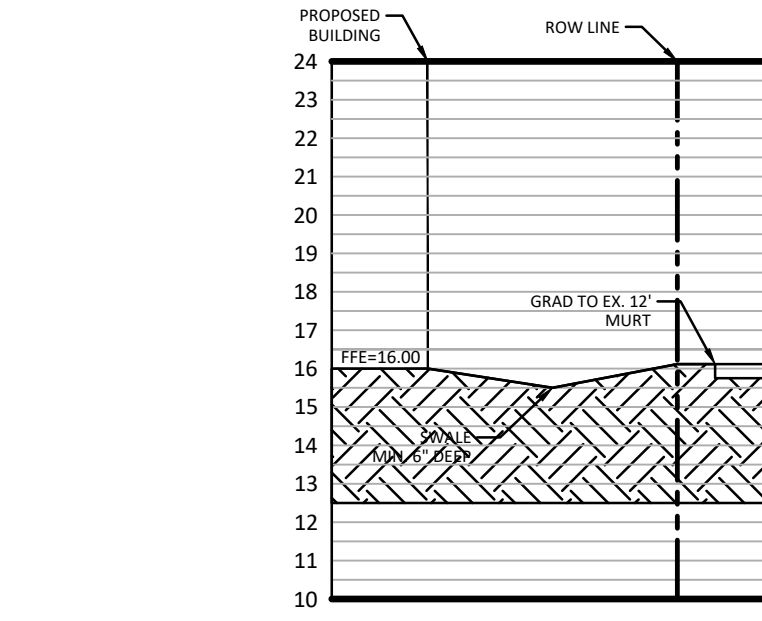
**CURB RAMP DETECTABLE WARNING**  
NTS



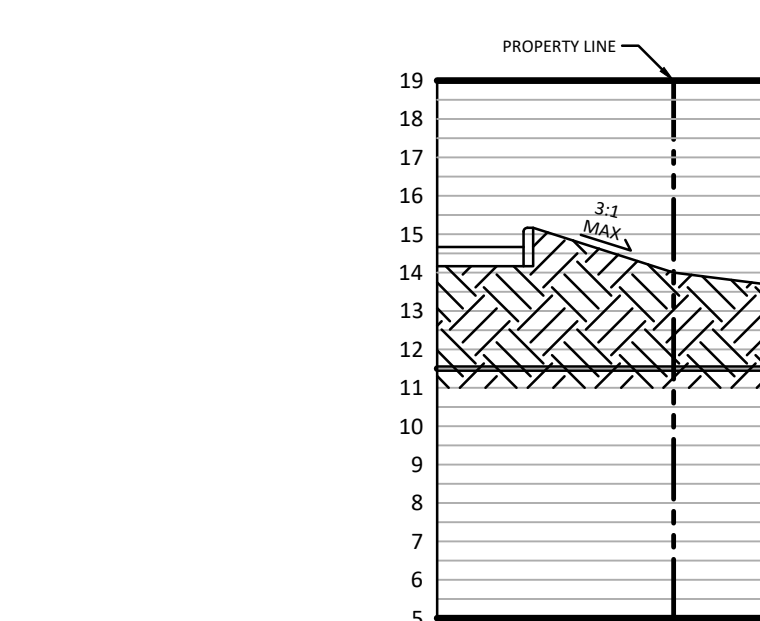
**A CROSS SECTION**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



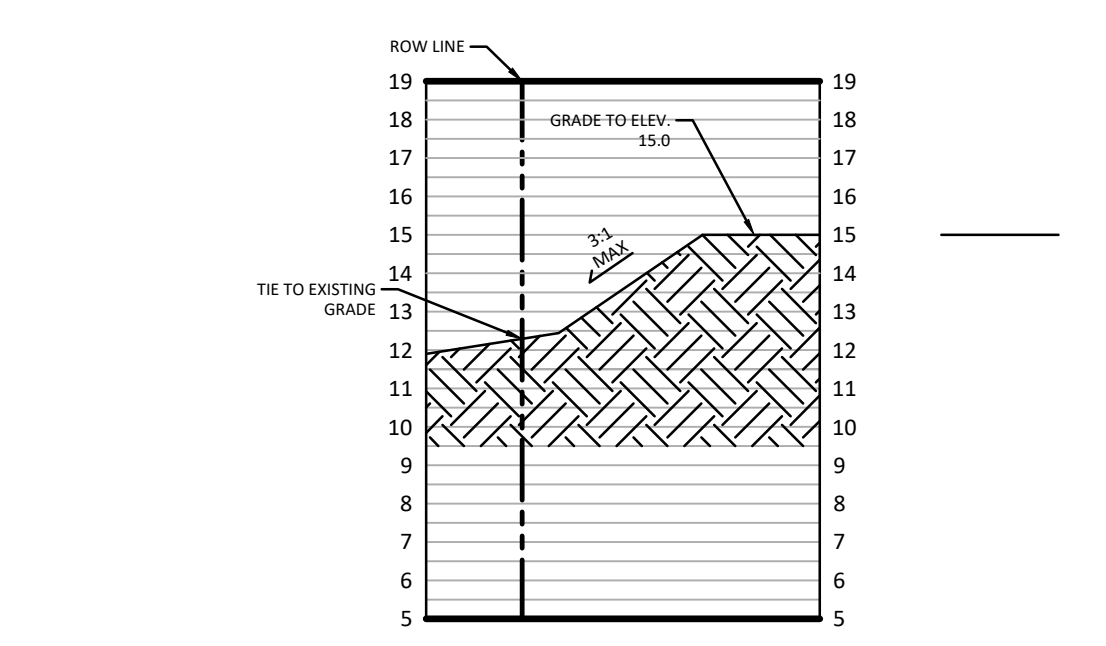
**B CROSS SECTION**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



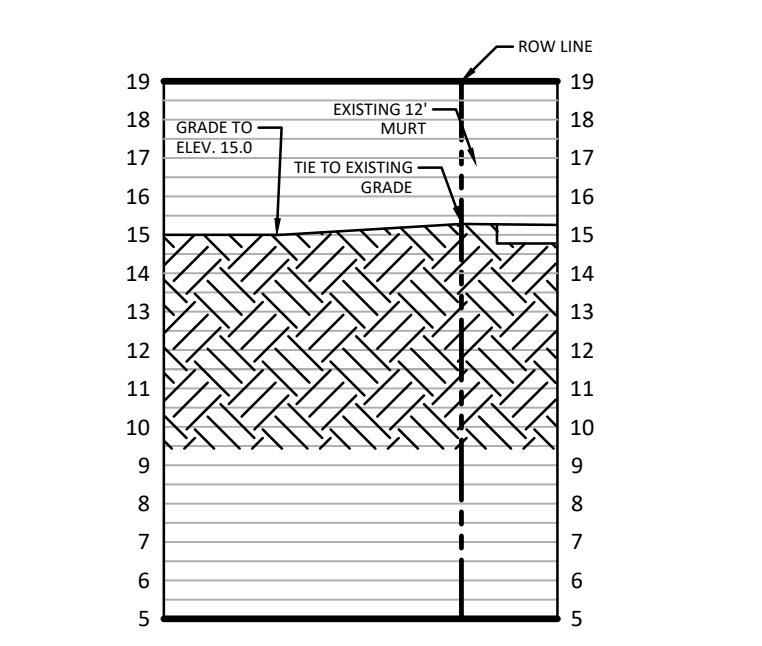
**C CROSS SECTION**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



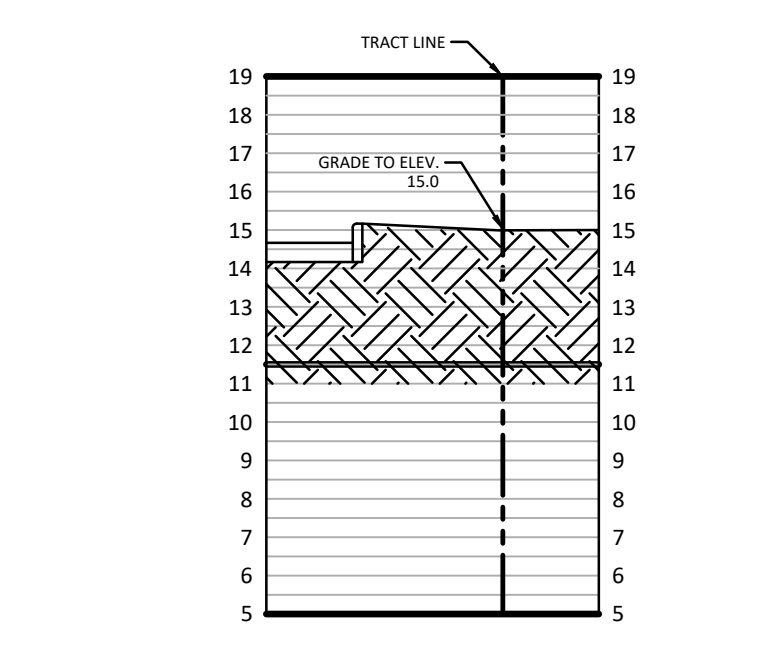
**D CROSS SECTION**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



**E CROSS SECTION**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



**F CROSS SECTION**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



**G CROSS SECTION**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'

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REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
1	3/06/24	REV. PER PPL & SWPMD COMMENTS DATED: 10/19/23	RC				
2	3/06/24	REV. PER CITY OF VENICE COMMENTS DATED: 10/19/23	RC				
3	6/12/24	REV. PER CITY OF VENICE COMMENTS DATED: 5/01/24	RC				

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770

THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

DATE: 6/12/24  
ISSUED BY: RC

**CONSTRUCTION PLANS**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengllc.com  
CA #33105 | LB #4334

NEAL COMMUNITIES

THE VILLAGE AT LAUREL AND JACARANDA

PAVING, GRADING AND DRAINAGE DETAILS

PROPOSAL SCALE: 1" = 5'

PROJECT SCALE: 1" = 10'

VERTICAL SCALE: NAVD 1988

PROJECT NUMBER: NEAL0026

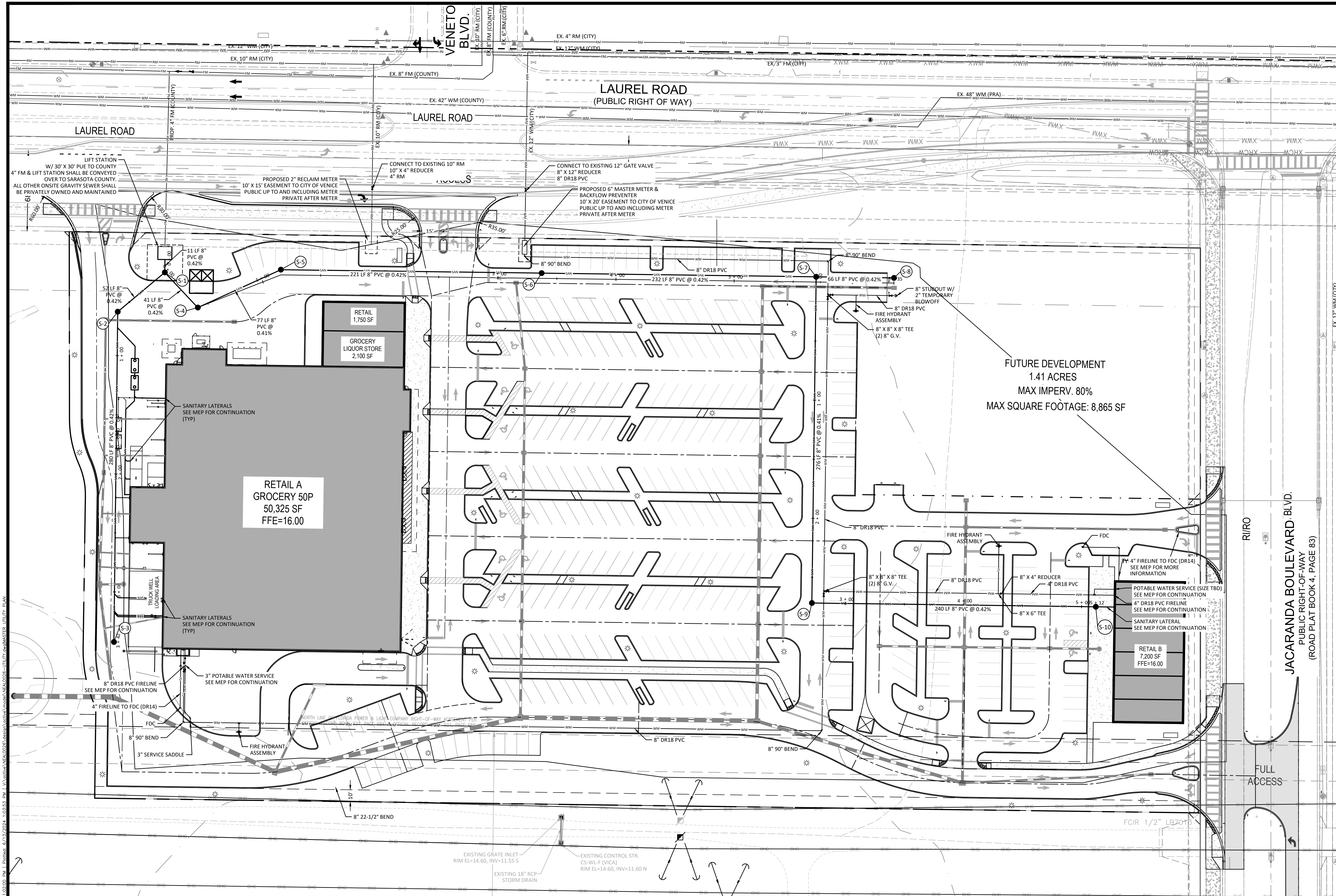
SHEET NUMBER: 6

PROJECT ENGINEER: D. SHAWN LEINS, P.E.

DATE: \_\_\_\_\_

FLORIDA P.E. No. 41078





**LEGEND**

---	SANITARY PIPE
●	SANITARY MANHOLE
---	WATER MAIN
---	FIRE LINE
▶	G.V. GATE VALVE
⊕	F.H. FIRE HYDRANT
▲	F.D.C. FIRE DEPARTMENT CONNECTION
●	P.I.V. POST INDICATOR VALVE
▶	C.V. CHECK VALVE
---	GAS LINE
---	PROJECT BOUNDARY
---	STORM PIPE
●	STORM MANHOLE
■	STORM INLET
⊞	ELECTRICAL TRANSFORMER
⊞	TELEPHONE BOX
⊞	CT CABINET
⊞	PEACE RIVER AUTHORITY

**NOTE:**  
FIRE LINE IS SHOWN FOR SCHEMATIC/INFORMATIONAL PURPOSES ONLY (INCLUDING PIPE MATERIALS, VALVES, FITTINGS, ETC). SEPARATE SIGNED AND SEALED FIRE LINE DESIGN AND PERMIT TO BE OBTAINED AND SUBMITTED BY THE CONTRACTOR, PRIOR TO CONSTRUCTION.

**UTILITY NOTES:**

1. ALL EXISTING UTILITIES TO BE FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND ALL AREAS OF CONFLICT WITH MAINS.
2. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. MAINTAIN A MINIMUM OF 3' OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
4. UTILITY CROSSINGS TO MEET VERTICAL SEPARATION REQUIREMENTS PER CITY CODE.
5. ALL ONSITE WATER MAINS SHALL BE DR18.
6. ONSITE FIRE HYDRANTS SHALL BE PRIVATE AND MAINTAINED BY THE CITY OF VENICE FOR ANNUAL FEE.
7. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF EXISTING UTILITIES AND NOTIFY THE EOR IF THEY ARE DIFFERENT THAN WHAT IS SHOWN ON THE PLANS.

**SANITARY SEWER SCHEDULE**  
STRUCTURE TOPS ELEVATIONS ARE FOR INFORMATIONAL PURPOSE ONLY. CONTRACTOR TO ADJUST STRUCTURE TOPS TO PROPOSED GRADE.

Sanitary	
SANITARY MANHOLE TOP = 14.98 S-1 SW INV = 2.65 N INV = 2.55 SE INV = 2.65	SANITARY MANHOLE TOP = 14.51 S-6 W INV = 4.26 E INV = 4.36
SANITARY MANHOLE TOP = 14.75 S-2 S INV = 2.98 NE INV = 2.98	SANITARY MANHOLE TOP = 14.75 S-7 W INV = 5.34 S INV = 5.44 E INV = 5.44
SANITARY MANHOLE TOP = 15.00 S-3 N INV = 4.14	SANITARY MANHOLE TOP = 15.44 S-8 W INV = 5.71
SANITARY MANHOLE TOP = 15.00 S-4 NW INV = 2.82 NE INV = 2.92	SANITARY MANHOLE TOP = 14.63 S-9 E INV = 6.68 N INV = 6.58
SANITARY MANHOLE TOP = 15.19 S-5 SW INV = 3.23 E INV = 3.33	SANITARY MANHOLE TOP = 15.15 S-10 W INV = 7.69

REV.	NO.	DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION
△	3/06/24		REV. PER FPL & SWFMD COMMENTS DATED: 10/19/23	RC		
△	3/06/24		REV. PER CITY OF VENICE COMMENTS DATED: 10/19/23	RC		
△	6/12/24		REV. PER CITY OF VENICE COMMENTS DATED: 5/31/24	RC		

CALL BEFORE YOU DIG!  
"SUNSHINE STATE ONE-CALL CENTER"  
1-800-432-4770  
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

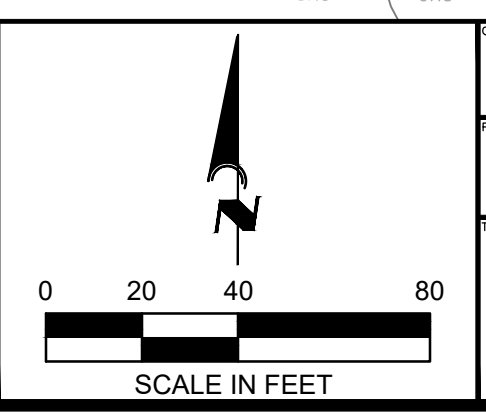
DATE: 6/12/24  
SCALE: RC

**CONSTRUCTION PLANS**

Civil Engineering | Land Surveying

**AM ENGINEERING, LLC.**

8340 Consumer Court Sarasota, FL 34240  
Phone: (941) 377-9178 | www.amengllc.com  
CA #33105 | LB #4334



<b>NEAL COMMUNITIES, INC.</b>		1" = 40'
THE VILLAGE AT LAUREL AND JACARANDA		N/A
MASTER UTILITY PLAN		NAVD 1988
		PROJECT NUMBER: NEAL0026
		8

PROJECT ENGINEER	D. SHAWN LEINS
DATE	6/12/24
FLORIDA P.E. No.	41708

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